133.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,314,500 / 1,314,500
					USE VALUE:	1,314,500 / 1,314,500
					ASSESSED:	1,314,500 / 1,314,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-37	LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASWELL CAROLINE P
Owner 2:	
Owner 3:	
Street 1:	35 LOCKELAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CASWELL CAROLINE P -
Owner 2:	TUPTA CHRISTIAN & DARLENE -
Street 1:	35 LOCKELAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Clapboard Exterior and 3389 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6018.000	767,700	6,300	540,500	1,314,500
Total Card	0.138	767,700	6,300	540,500	1,314,500
Total Parcel	0.138	767,700	6,300	540,500	1,314,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.87 /Parcel: 387.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	767,700	6300	6,018.	540,500	1,314,500		Year end	12/23/2021
2021	104	FV	733,400	6300	6,018.	540,500	1,280,200		Year End Roll	12/10/2020
2020	104	FV	733,500	6300	6,018.	540,500	1,280,300	1,280,300	Year End Roll	12/18/2019
2019	104	FV	540,200	6300	6,018.	570,500	1,117,000	1,117,000	Year End Roll	1/3/2019
2018	104	FV	559,900	5100	6,018.	420,400	985,400	985,400	Year End Roll	12/20/2017
2017	104	FV	525,500	5100	6,018.	402,400	933,000	933,000	Year End Roll	1/3/2017
2016	104	FV	525,500	5100	6,018.	372,300	902,900	902,900	Year End	1/4/2016
2015	104	FV	461,300	5100	6,018.	312,300	778,700	778,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10350

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASWELL CAROLIN	1276-61		10/27/2003	Family	1	No	No		
CASWELL CAROLIN	1203-172		4/22/1999	Family	1	No	No		
KAISER GERALD	1171-33		5/9/1997		330,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2013	1382	Manual	4,000	C				
10/28/2010	2218	Dormers	71,000					EXPAND BATH
11/18/2002	981	Redo Kit	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	HS	Hanne S
1/23/2014	Info Fm Prmt	EMK	Ellen K
4/21/2011	Info Fm Prmt	BR	B Rossignol
11/11/2008	Meas/Inspect	163	PATRIOT
12/14/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6018		Sq. Ft.	Site		0	90.	1.00	10									540,488						540,500	

USER DEFINED

Prior Id # 1:	85311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 85311

GIS Ref:

GIS Ref:

Insp Date: 12/02/17

!10350!

PRINT

Date	Time
12/30/21	10:33:48

LAST REV

Date	Time
03/22/18	15:10:29
apro	

Patriot Properties Inc.

Total AC/HA:	0.13815	Total SF/SM:	6018	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	540,488	Spl Credit		Total:	540,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95982587
Const Adj.:	0.98990101
Adj $ / SQ:	171.024
Other Features:	151688
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804698
Depreciation:	37016
Depreciated Total:	767682

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

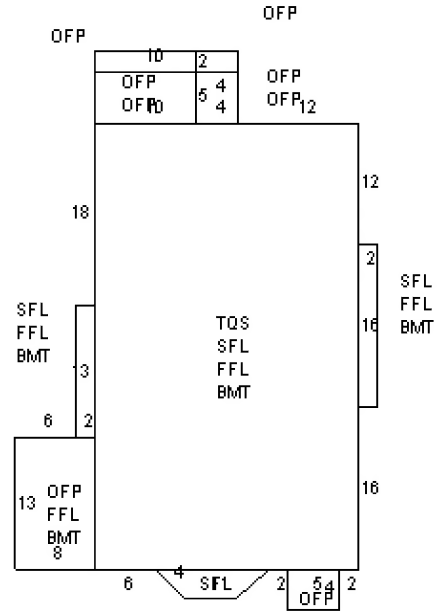
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.02
Special Features:	0	Val/Su Net:	153.94
Final Total:	767700	Val/Su SzAd	226.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,306	51.310	67,007
FFL	First Floor	1,306	171.020	223,357
SFL	Second Floor	1,225	171.020	209,504
TQS	3/4 Story	858	171.020	146,738
OFP	Open Porch	292	21.930	6,403

Net Sketched Area:	4,987			Total:	653,009
Size Ad	3389	Gross Area	5273	FinArea	3389

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	11X11	A	AV	2015	5.35	T	5	104			600			600
19	Patio	D	Y	1	10X16	A	AV	2000	4.59	T	15.2	104			600			600

More:	N	Total Yard Items:	6,300	Total Special Featues:		Total:	6,300